

# TOWN OF SCITUATE PUBLIC SAFETY FACILITY OVERVIEW



# PROPOSED PUBLIC SAFETY FACILITY

The Scituate Public Building Committee, Scituate Police Department, Scituate Fire Department, Dore & Whittier Architects and Daedalus Projects Inc. began in November 2013 to complete a feasibility study and schematic design for a new combined Scituate Public Safety Facility.

## Study Goals and Objectives:

1. Evaluate the existing Scituate Police Headquarters and Scituate Fire Station #3
2. Conduct a site analysis for a new combined Police/Fire Facility that will serve the Town of Scituate for the next 50 years
3. Analyze program requirements for a new modern Police/Fire Facility and anticipate future needs
4. Provide a schematic design and layout for the proposed new facility

# PROPOSED SCITUATE PUBLIC SAFETY FACILITY

The existing Scituate Police Headquarters has served the town since 1958 and Scituate Fire Station #3 has been in service also since 1958. These buildings are now outdated and undersized to provide the services required from a modern day Public Safety Complex. The proposed new facility will replace these antiquated buildings with a single efficient and functional public safety facility.



**SAFETY  
SECURITY  
FUNCTIONALITY  
EFFECIENCY**



The new public safety facility will add necessary program space and consolidate police and fire administration functions at a single location. This consolidation will create a more responsive and efficient public safety operation for the people of Scituate.

# ISSUES WITH EXISTING POLICE STATION

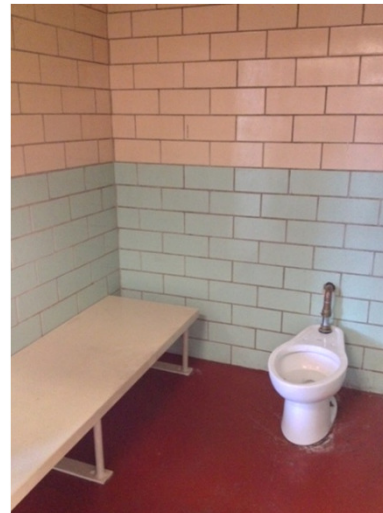
- Dispatch is overcrowded and provides little security from the public lobby causing a safety and confidentiality issue
- The existing station has inadequate staff support space including cramped locker rooms and undersized squad/training rooms
- Detective and Sergeants space is overcrowded with no privacy for interviews, investigations or observation space





# ISSUES WITH EXISTING POLICE STATION

- Detainee entrance is unsecure and dangerous. Prisoners enter through a combined garage/storage area and are lead up a narrow ramp to the booking area. The booking area is undersized and dangerous
- Adult / Juvenile Lock-Up Facilities lack mandated “Sight and Sound” Separation
- Evidence drop off and evidence storage are remote resulting in a chain of custody and security issue
- Parking is limited, there is no security for staff vehicles or cruisers



## ISSUES WITH FIRE STATION #3

- Apparatus garage is used as a storage and workspace for multiple functions due to lack of space
- There is a potential for contamination from the garage spreading to turnout gear, SCBA, oxygen etc.
- Inadequate clearances around and between trucks presents a dangerous condition especially when vehicles are moving
- Floor drains are blocked. Apparatus floor is slippery when wet
- Cramped bunk/living quarters



# Police Department Benefits

- Booking and Detention Area will be in a controlled area with proper prisoner separation.
- A drive through Sally Port allowing secure and safe transfer of prisoners.
- Pass through evidence storage to maintain security and proper chain of custody.
- Private Interview and Conference Rooms with court mandated audio and video capabilities.
- Adequate Office Space to Accommodate Staff and Technical Requirements.



# Fire Department Benefits

- Better Response Times for West End, N. Scituate Village and Minot.
- Ability to house 2<sup>nd</sup> Ambulance
- Synthetic Materials & New Building techniques have fire expansion rates from 17 minutes 40 years ago – to 3 minutes today.
- MVAs – Rescue and Engine arrive together.
- “Para-medicine” is coming!  
Insurance Regs will encourage/reward triage and preventive medicine efforts.
- Creates functional space at HQ for training and triage initiatives.







# Combined Benefits



- Better Communications between Police and Fire Operations.
- A new secure state of the art combined Police and Fire Dispatch Center with convenient access to Public Records.
- Emergency Operations Center (EOC) will serve as the Town's dedicated Command Post during emergencies.
- EOC will also be used for Police/Fire Training and will be available for public meetings as well.
- Improve Operational and Technical Efficiencies.

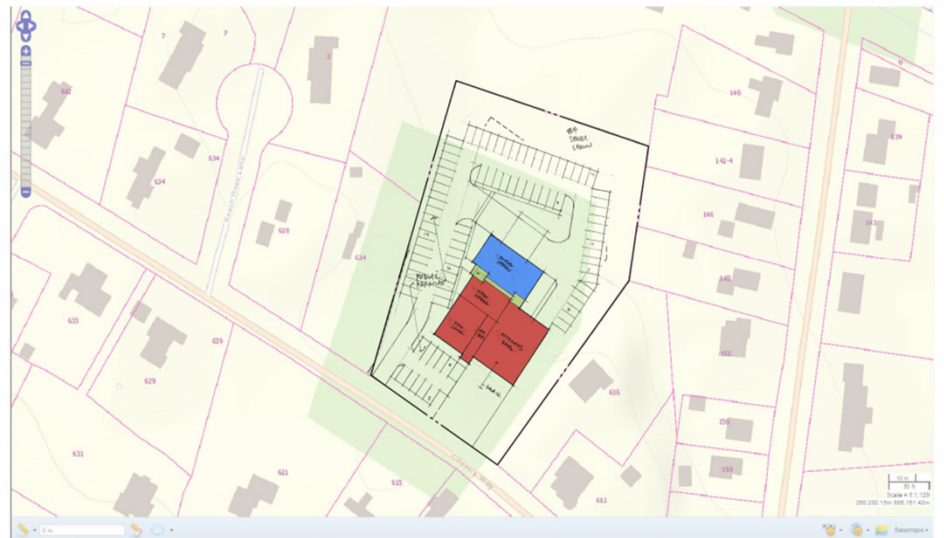
# PROSPECTIVE SITE ANALYSIS

## Sites Examined

- Existing location 600 Chief Justice Cushing Highway
- Ellis Property
- Hatherly Field (Purple Dinosaur Park) 620 Country Way

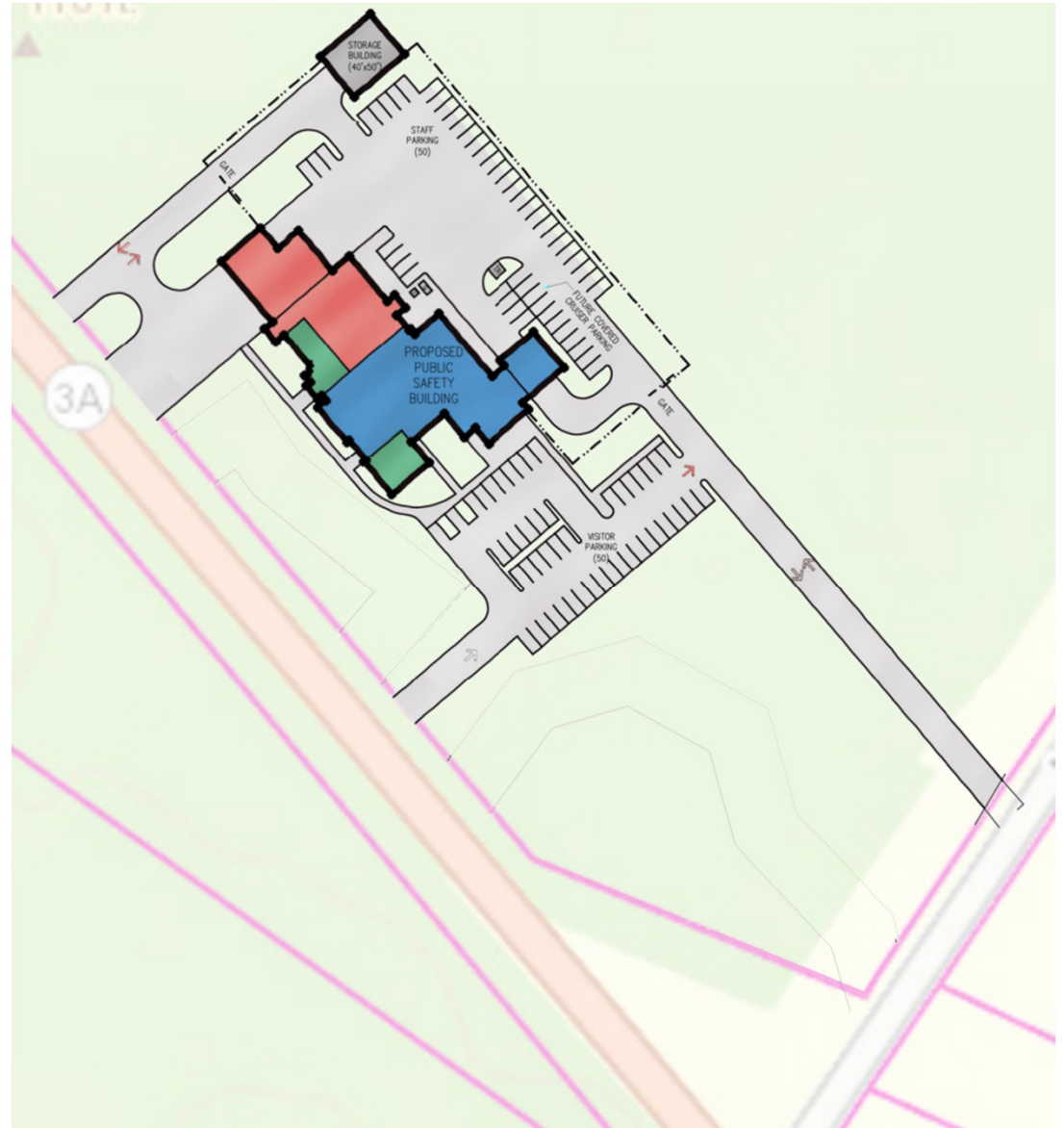
## Analysis Criteria

- Location, neighborhood, access, sight lines, parking capacity
- Lot size, frontage, zoning, grading, soils
- Response times, local speed limits, apparatus egress



# PUBLIC SAFETY FACILITY – SITE SELECTION

After studying and evaluating the three proposed sites it was established that the most advantageous location for the proposed Scituate Public Safety Facility would be parcel at the Ellis Estate on the corner of Route 3A and Mann Lot Road.



# PUBLIC SAFETY FACILITY – SPACE NEEDS ANALYSIS

A comprehensive space study needs assessment was carried out to evaluate the current and future needs of the Police and Fire Departments. Based on industry standards, interviews with Police and Fire personnel and an assessment of existing operations and equipment it was determined that a building approximately 27,583sf was required and is the basis of design.

## SUMMARY

Shared Spaces	5,079	4,345	734	0	1,309	
Infrastructure @ 15%	762	652	110	0	196	
Building Circulation @ 12.5%	635	543	92	0	164	
<b>SUBTOTAL SF</b>	<b>6,476</b>	<b>5,540</b>	<b>936</b>	<b>0</b>	<b>1,669</b>	
Police Department	15,680	9,222	3,014	3,444	8,019	
Infrastructure @ 15%	2,352	1,383	452	517	1,203	
Building Circulation @ 20%	3,136	1,844	603	689	1,604	
<b>SUBTOTAL SF</b>	<b>21,168</b>	<b>12,450</b>	<b>4,069</b>	<b>4,649</b>	<b>10,826</b>	
Fire Department	8,833	6,415	2,418	0	2,646	
Infrastructure @ 12.5%	1,104	802	302	0	331	
Building Circulation @ 12.5%	1,104	802	302	0	331	
<b>SUBTOTAL SF</b>	<b>11,041</b>	<b>8,019</b>	<b>3,023</b>	<b>0</b>	<b>3,308</b>	
Building Systems + Vertical Circulation	1,820	1,400	420	0		
Infrastructure @ 12.5%	228	175	53	0		
<b>SUBTOTAL SF</b>	<b>2,048</b>	<b>1,575</b>	<b>473</b>	<b>0</b>	<b>1,119</b>	
			PRIORITY		Existing	
		H	M	L	SF	
<b>GRAND TOTAL SF</b>	<b>40,732</b>	<b>27,583</b>	<b>3,500</b>	<b>4,649</b>	<b>16,921</b>	
	100.0%	67.7%	8.6%	11.4%		

The floor plan illustrates the layout of the 2nd floor, organized into several functional zones:

- Administrative and Support (Orange):** Includes the Apparatus Bay (3112 SF), Kitchen/Dining (296 SF), Dayroom (195 SF), and various restrooms and showers (e.g., Men's 188 SF, Women's 85 SF).
- Operational and Processing (Blue):** Features the Reception/Processing area (190 SF), a large central lobby (460 SF), and numerous storage rooms (e.g., Evidence Storage 228 SF, Found Items Storage 84 SF).
- Training and Storage (Yellow):** Contains the Training/E.O.C. room (1035 SF) and a dedicated Storage room (107 SF).
- Specialized Rooms:** Includes a K-9 kennel (60 SF), a break room (173 SF), and a watch room (151 SF).

Key circulation areas include a central lobby (460 SF) and multiple stairwells (e.g., Stair 262 SF, Stair 55 SF).

## FIRST FLOOR PLAN



# PROPOSED SCITUATE PUBLIC SAFETY FACILITY



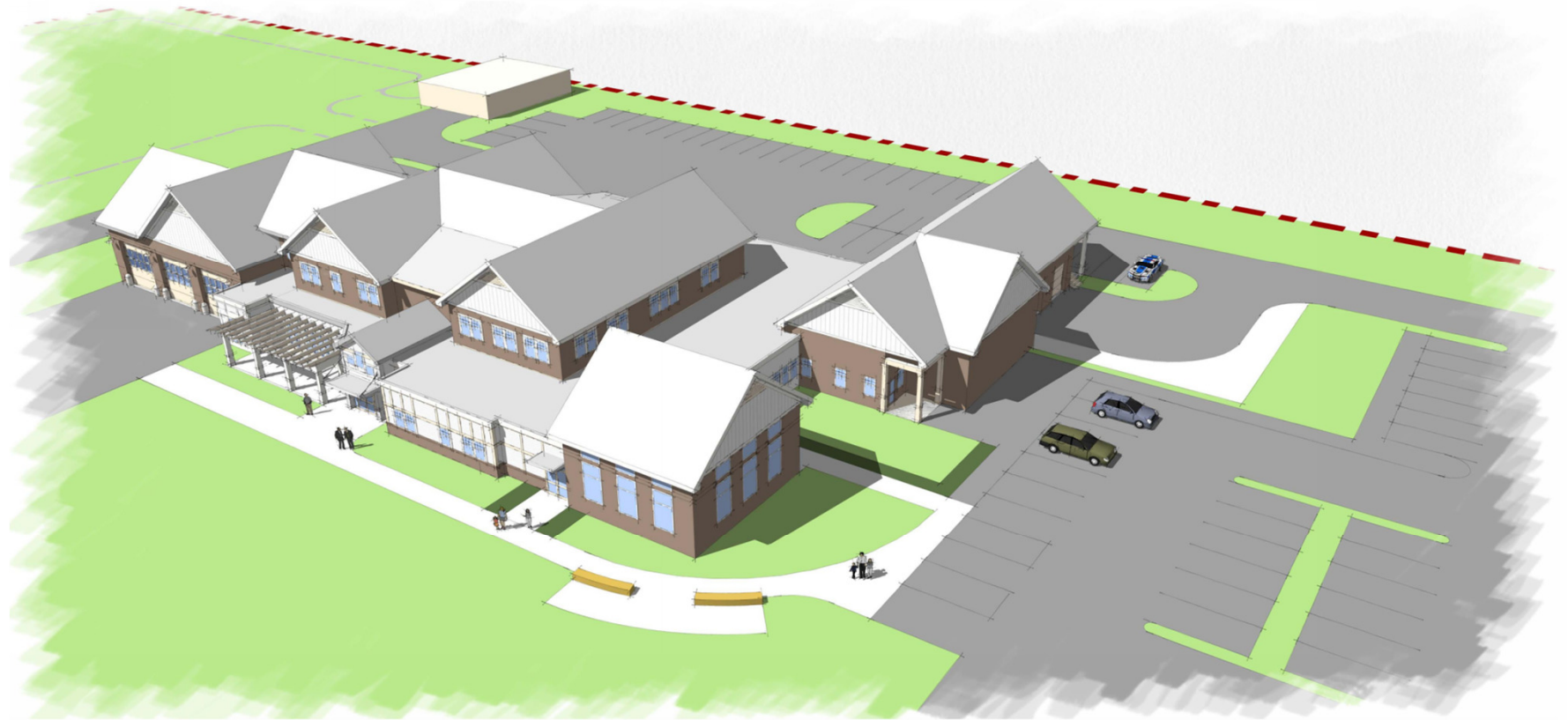
SECOND FLOOR PLAN



# PROPOSED SCITUATE PUBLIC SAFETY FACILITY



# PROPOSED SCITUATE PUBLIC SAFETY FACILITY



# PROPOSED NEW SCITUATE PUBLIC SAFETY FACILITY

<b>Direct Construction:</b>			
New Construction (May 2014 SD estimate. Assumes Fall 2015 Construction Start)	\$	13,000,000	
Permit Fees			Excluded
<b>Total Construction</b>	<b>\$</b>	<b>13,000,000</b>	
<b>Architecture and Soft Costs:</b>			
Basic Services	\$	1,300,000	
<b>Architecture and Soft Cost TOTAL</b>	<b>\$</b>	<b>1,300,000</b>	
<b>Furniture Fixtures and Equipment:</b>			
Furnishings	\$	300,000	
Phones and Computers	\$	150,000	
Specialist Public Safety Equipment			Excluded
Dispatch Equipment and Radio Tower			Excluded
Misc Cost, Moving etc	\$	35,000	
<b>FF&amp;E TOTAL</b>	<b>\$</b>	<b>485,000</b>	
<b>Other Services</b>			
Legal Fees			Excluded
Finance and Bonding Costs			Excluded
Construction Inspections Testing	\$	40,000	
Drawing Review	\$	20,000	
Geotech Engineering	\$	20,000	
MEP Commissioning	\$	25,000	
Envelope Consulting & Commissioning	\$	25,000	
<b>Other Services TOTAL</b>	<b>\$</b>	<b>130,000</b>	
<b>General Development:</b>			
Utilities Upgrades and Connections			Excluded
Printing, Advertising and Administration Expenses	\$	35,000	
Owner's Project Manager	\$	360,000	
<b>General Development TOTAL</b>	<b>\$</b>	<b>395,000</b>	
<b>Contingency:</b>			
Project and Soft Cost Contingency	\$	265,000	
Construction Contingency	\$	625,000	
<b>Contingency TOTAL</b>	<b>\$</b>	<b>890,000</b>	
<b>Total Project Budget:</b>			<b>\$ 16,200,000</b>